

Agency: Department of Fish and Game**Project Title:****Project Type:** New Construction and Land Acquisition

Near Island Research Facility

State Funding Requested: \$20,000,000**House District:** 36 / R

One-Time Need

Brief Project Description:

Planning, design and construction of a new Alaska Department of Fish & Game Research & Administration Facility located on Near Island in the City of Kodiak. The facility will be home to Region IV and is immediately adjacent to the federal Kodiak Fisheries Research Center (KFRC).

Funding Plan:**Total Cost of Project:** \$25,000,000

	<u>Funding Secured</u>		<u>Other Pending Requests</u>		<u>Anticipated Future Need</u>	
	<i>Amount</i>	<i>FY</i>	<i>Amount</i>	<i>FY</i>	<i>Amount</i>	<i>FY</i>
State Funds	\$4,950,000	2006-2009				
Other Funds			\$10,000,000	2010		
Total	\$4,950,000		\$10,000,000			

Explanation of Other Funds:

The Kodiak Island Borough had originally requested \$10.0 million from the Exxon Valdez Oil Spill (EVOS) Trustee Council, but the funding is unlikely to be approved.

Detailed Project Description and Justification:

The Kodiak Island Borough has been working on a long range development plan in conjunction with Alaska Department of Fish & Game to build a new Research and Administration building on Near Island adjacent to the federal Kodiak Fisheries Research Center. The University of Alaska and NOAA Marine Fisheries currently occupy the majority of the Near Island Research Facility with Fish and Game leasing a small laboratory in on of the buildings.

Estimated Project Cost: \$25,000,000

Funding Available: \$4,950,000

Remaining Need: \$20,000,000

Prior Funding History

The Kodiak Island Borough has received prior state funding of \$2.95 million

- \$1.500 mill FY06 (Ch.3 FSSLA05 AR 7130)
- \$0.500 mill FY07 (CH.82 SLA06 AR 10680)
- \$0.950 mill FY08 (Ch.30 SLA07 AR 6769)

The Department of Fish & Game received also received \$2.0 million in FY09 (Ch.29 SLA 08 AR 43555)

Total Project Snapshot Report

FY 2011 Capital Budget

TPS Report 54744v1

The proposed Research & Administration Facility is located on Near Island in the City of Kodiak and will be home to Region IV of the Alaska Department of Fish & Game. The site is immediately adjacent to the Kodiak Fisheries Research Center (KFRC) which was constructed in the late 1990's and with which ADF&G currently shares some facilities.

The purpose of this facility is to create a state of the art fisheries research campus in Kodiak. The new facility will house research and management components for the Finfish, Shellfish, Groundfish, Sport Fish and Wildlife divisions of ADF&G along with administrative offices and IT support services. It would be built adjacent to the federal Kodiak Fisheries Research Center, which creates helpful synergies to share facilities, equipment and information.

The existing ADF&G building, built in 1973, has many shortcomings and a demonstrated need for another 60% in additional research, administrative and lab areas.

Project Timeline:

2011-12

Entity Responsible for the Ongoing Operation and Maintenance of this Project:

ADF&G

Grant Recipient Contact Information:

Name: Tom Lawson
Address: 1255 W. 8th Street
Juneau, AK 99801
Phone Number: 465-5999
Email: tom.lawson@alaska.gov

Has this project been through a public review process at the local level and is it a community priority? ☒ Yes ☐ No



KODIAK ISLAND BOROUGH

Office of the Borough Mayor

710 Mill Bay Road

Kodiak, AK 99615

Phone: (907) 486-9310 Fax: (907) 486-9391

September 11, 2009

The Honorable Sean Parnell
Governor, State of Alaska
PO Box 110001
Juneau AK 99811-0001

**RE: Kodiak Island Borough 2010 Capital Improvement Projects Priority List
Near Island ADF&G Research Facility Request**

Dear Governor Parnell:

The Kodiak Island Borough is pleased to provide you with its Capital Improvement Projects Priority List for the 2010 legislative session. The Kodiak Island Borough Assembly adopted Resolution No. FY2010-07 on September 3, 2009, identifying our capital improvement project priorities. We ask for your consideration of these projects and priorities. All projects address significant needs confronting this community.

#1 Priority: Kodiak ADF&G Research Facility Request

As we discussed during our brief meeting during your visit to Kodiak, construction of a new Alaska Department of Fish and Game (ADF&G) research facility on the Near Island research campus is the borough's top priority. **The purpose of this facility is to create a state of the art fisheries research campus in Kodiak to increase and share our understanding of the Gulf of Alaska and the future of its unique ecosystem.** Kodiak is a logical location for constructing a new state fisheries research facility. Kodiak is poised on the edge of the Gulf of Alaska and homeport to one the nation's largest commercial fishing fleets.

The existing ADF&G building, built in 1973, has many shortcomings. It is old, small and lacks basic lab space. These deficiencies have been documented in the ASCG "Condition Survey" study of the existing building performed in 2002. A second "Needs Assessment" report demonstrated a need for another 60% in additional research and administrative space, including basic lab areas (which have been turned into office space in the existing building).

The proposed facility would be built on Near Island adjacent to the federal Kodiak Fisheries Research Center, which creates helpful synergies to share facilities, equipment and information. The University of Alaska and NOAA Marine Fisheries currently occupy the majority of the existing research center, with ADF&G leasing a small laboratory. The facility will be located on land donated by the City of Kodiak. A comprehensive conceptual site plan and building design was recently completed, identifying specific space needs and an updated cost estimate. This work was developed in close cooperation with the department. A copy of this report is enclosed.

The amount of state funding needed to complete the project is \$5 million. Total funding is estimated at approximately \$20 million based on an assumption of construction starting in 2011. \$10 million of the needed funding is expected to come from the Exxon Valdez Oil Spill (EVOS) Trustee Council. The borough has \$4.95 million in state grants in hand.

The fish and shellfish resources in the central and western Gulf of Alaska are the primary focus of this research effort. This includes specific attention on the herring, salmon, rockfish and shellfish resources injured as a result of the 1989 Exxon Valdez oil spill. The impact of the oil spill on the fisheries and Kodiak Island were devastating and continues to impact the recovery of the fisheries upon which Kodiak Island and its people are heavily dependent. Many of the other injured species, specifically the birds, are also impacted by the fish resource. It makes good sense that Kodiak have a facility where the research related to the injured species can be conducted versus sending the research out to facilities in the lower 48.

The new facility will help create new jobs in Alaska. ADF&G have refrained from pursuing several research grant opportunities over the past several years related to the Gulf fisheries because it lacks adequate research laboratory infrastructure. In most cases, these federal research dollars stayed in the lower 48. Improving the department's research capability in these areas of the Gulf will allow for more precise and focused fishery management, resulting in increased growth opportunities for commercial fishing and corresponding job creation.

Governor, State of Alaska
Page 3
September 11, 2009

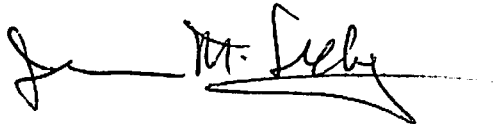
The project has been designed to have minimal impact on the ADF&G operating budget by avoiding the creation of an annual leasing cost other than for maintenance and operation (M&O) of the building. **The state should enjoy some operating budget savings from the project.** This could occur in one of two ways – (1) elimination of annual M&O at the existing building; or

(2) reduction of annual Department of Administration (DOA) leasing costs by consolidation of other state agencies in Kodiak into the vacant ADF&G building. Based on DOA's data, the state leases over 16,000 square feet of office space in Kodiak. **Approximately 10,260 square feet in space would be available in the vacant ADF&G building, which could result in nearly \$275,000 in annual operating costs savings in DOA lease costs.**

Your support and advocacy for our top priority and our other projects is greatly appreciated and your participation is essential. We, along with our lobbyist Mark Hickey, will be ready and willing to support you with additional information about these projects upon your request. We look forward to working with you in partnership with state leaders and agencies.

Sincerely,

KODIAK ISLAND BOROUGH

A handwritten signature in black ink, appearing to read "Mr. Selby", with a long horizontal line extending to the right.

Jerome Selby, Mayor

cc. Commissioner Denby Lloyd, Department of Fish & Game
Director Karen Rehfeld, Office of Management & Budget

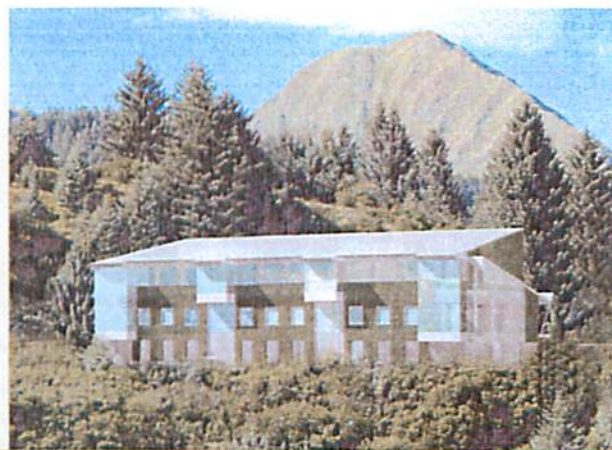
Enclosures

KODIAK ISLAND BOROUGH requests STATE OF ALASKA participation to:

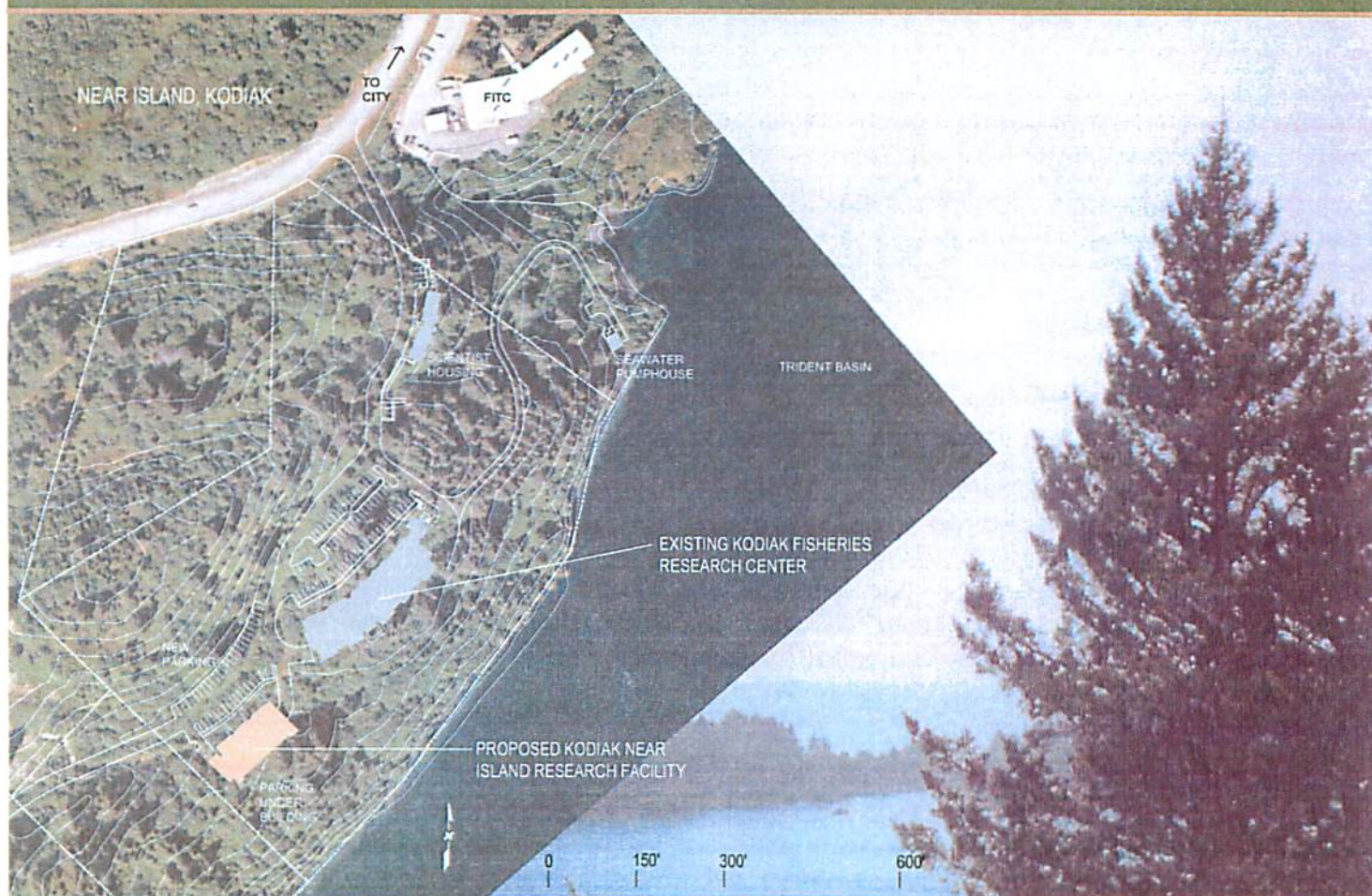
- ▶ Increase and share our understanding of the Gulf of Alaska and the future of its unique ecosystem.

WHY CONSTRUCT A NEW RESEARCH FACILITY IN KODIAK?

- ▶ It is a logical location, poised on the edge of the Gulf of Alaska
- ▶ Homeport to one of the nation's largest commercial fishing fleets
- ▶ Land donated by the City of Kodiak
- ▶ Expands existing research campus with partner agencies



Kodiak Near Island Research Facility



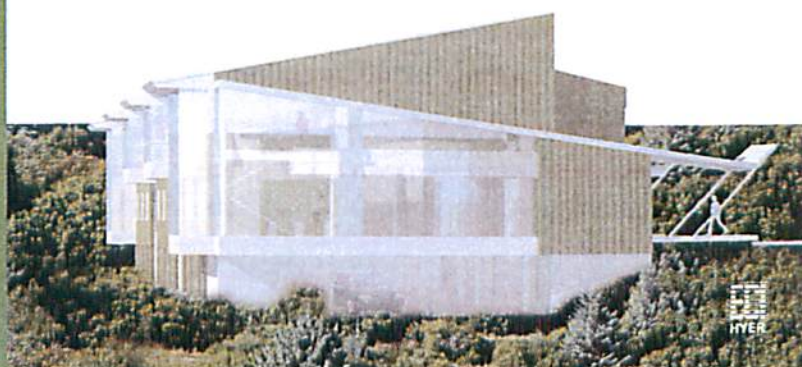
THREE REASONS

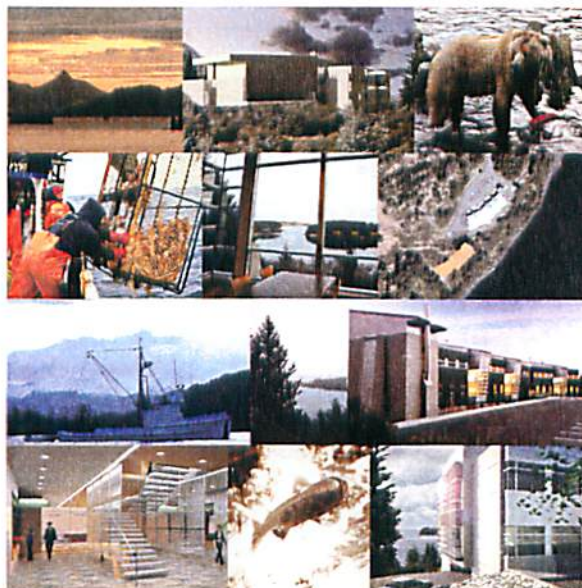
Location Advantages

- Adjacent to Kodiak Fisheries Research Center
- Can share facilities and equipment
- Can share information

Site planning and building design is currently underway and the Kodiak Island Borough is negotiating with the Alaska Department of Fish and Game on a long-term lease for the Facility.

Additional funding from other Sources will reduce debt service, and in turn, will reduce lease payments.





KODIAK NEAR ISLAND
RESEARCH & ADMINISTRATION FACILITY

PROGRAM/CONCEPT DESIGN REPORT

June 2009

ECI/Hyer, Inc. Architecture & Interiors



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ACKNOWLEDGEMENTS

Kodiak Island Borough • Owner

710 MILL BAY ROAD
KODIAK, ALASKA 99615
907.986.9343

State of Alaska Department of Fish & Game Region IV • User Agency

211 MISSION ROAD
KODIAK, ALASKA 99615
907.486.1801

ECI/Hyer, Inc. • Architecture & Interiors

101 W. BENSON BOULEVARD, SUITE 306
ANCHORAGE, ALASKA 99503
907.561.5543

HMS, Inc. • Cost Estimating

4103 MINNESOTA DRIVE
ANCHORAGE, ALASKA 99503
907.561.1653



PROGRAM SUMMARY

In October 2008, ECI/Hyer met with representatives of the Region IV headquarters of the Alaska Department of Fish and Game (ADF&G) along with Borough and State representatives to discuss the program requirements for the new facility. Those discussions and subsequent communications focused on site and space needs as well as space adjacencies. The space list included in this report summarizes the area allocations resulting from that initial effort. More detailed program requirements will be solicited during subsequent design phases and will build on user questionnaires supplied by ADF&G. These will include specific furnishing and equipment needs, environmental criteria, etc.

	Subtotal NSF
Office Space	8,865
Administration	649
Finfish Management	1,708
Finfish Research	1,712
Shellfish/Groundfish Management	1,539
Shellfish/Groundfish Research	1,088
Statewide Scallops	284
Biometricians	200
Sport Fish	607
Wildlife Conservation	428
Subsistence	0
IT	650
Support Space	9,094
Lobbies	600
Conference Room(s)	950
Library/Conference	900
Kitchen/Break Room	240
Copy Centers	320
Printer Alcoves	200
File/Storage Rooms	700
Mail Room	80
Laboratory	2,535
Loading Dock	300
Gear Storage, Lockers, Showers	330
IT Server & Storage	350
Restrooms	800
Maintenance, Housekeeping, Janitor	300

Subtotal NSF: 17,959

Circulation 35%

Subtotal GSF: 24,245

Walls & Structure 10%

Subtotal GSF: 26,669

Mechanical/Electrical: 8%

Projected GSF (not incl Parking Level): 28,803

Parking spaces 75

Includes 8-10 government vehicles

Bike Storage

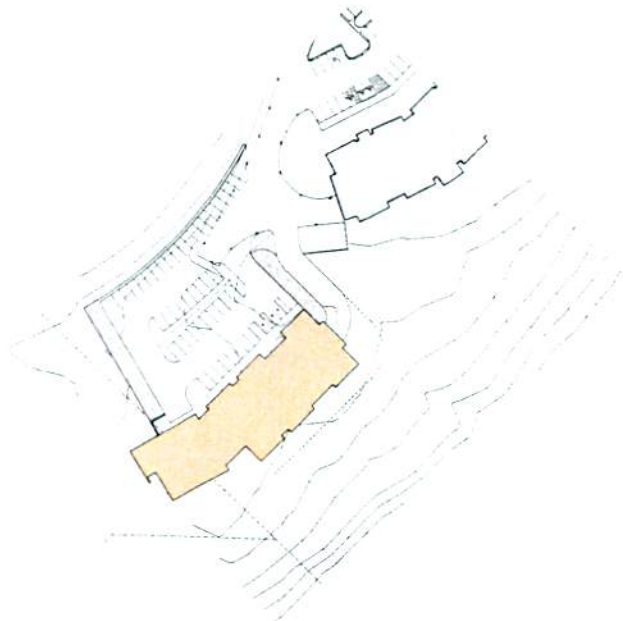


ARCHITECTURAL DESIGN NARRATIVE

The proposed Research & Administration Facility is located on Near Island in the City of Kodiak and will be home to Region IV of the Alaska Department of Fish and Game. The site is immediately adjacent to the Kodiak Fisheries Research Center (KFRC) which was constructed in the late 1990's and with which ADF&G currently shares some facilities.

Site Planning

The existing KFRC driveway is extended to the south to serve the new building. Parking is provided for employees and visitors using a combination of on-grade and covered spaces. The covered parking on the lowest level of the building is a necessary measure to provide the required number of spaces while reducing the development impact on the sloping site. When KFRC was constructed, underground services were extended to the south end of the existing driveway in anticipation of future development. This provides access to utilities for the new structure.



Plan Organization

The new Research and Administration Facility will house research and management components for the Finfish, Shellfish, Groundfish, Sport Fish and Wildlife divisions of ADF&G along with administrative offices and IT support services.

The concept plan is arranged on three levels with the lowest level as an open parking garage accessible by driveway at the north end of the building. The middle level is the main entry floor with grade-level access from the parking lot and includes office and laboratory spaces. The upper level consists of offices and major mechanical and electrical spaces.

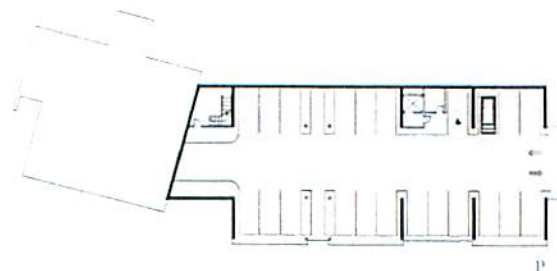
This facility must accommodate a lot of public access, so ease of orientation by new visitors is essential. One central lobby space provides access to reception for each of the principal areas of Finfish, Shellfish/Groundfish and Sport Fish/Wildlife and administration. A central, open stair provides public access to the upper level and opens the space visually for orientation. The single, main entry will also facilitate supervision and security. There are conference rooms on each of the office floors immediately accessible from the lobby for both staff and visitor use. Glass storefronts along these rooms will allow dramatic views from the lobby to Trident Basin beyond.



Above: Concept design for interior lobby

The plan features a flexible arrangement of one, two and three-person offices to easily accommodate future modifications and to maximize access to daylight and views. The office planning module is largely influenced by the structural needs of the parking level, but works well on the office floors. Many of the offices are shared two-person offices, which overlays with the 10 foot by 20 foot parking module. Three-person offices can be paired in a yin-yang arrangement using the equivalent of three parking modules.

The central core of the office wing houses support functions and some open office, seasonal workstations. Restrooms are located for both staff and public use. Major mechanical and electrical services transit the building core on each floor.



DESIGN NARRATIVE (CON'T)

The laboratories are located in their own wing on the south end of the building and include a chemistry lab, wet lab, aging lab, wildlife lab and lab support functions. The wildlife lab is located adjacent to the loading area for receiving large game. A bear sealing area is also located adjacent to the loading dock.

Shared library and break room spaces are located in the 'knuckle' between the office and laboratory wings with views to the water.

The design team will work closely with ADF&G and the Borough early in the schematic design phase to reconcile review comments based on the included floor plans.

Exterior Design

The building exterior adopts some themes from the existing KFRC building while maintaining its own identity. Common elements include the use of a green profiled metal panel, exposed concrete wall panels and window patterns. With the exception of the roof over the mechanical rooms, low-slope roofs are used throughout. This will mitigate snow-slide issues and eliminate unnecessary building volume. The 'spline' that runs the full length of the building (enclosed by the green siding) provides space for mechanical distribution.

Structure

The building structure is anticipated to be non-combustible concrete and steel.



Above: Kodiak Fisheries Research Center
Below: Concept design exterior views





COST SUMMARY

01 SITEWORK		
Site Preparation and Earthwork	\$227,792	
Site Improvements	429,028	
Site Mechanical	206,474	
Site Electrical	111,688	
02 SUBSTRUCTURE	252,607	
03 SUPERSTRUCTURE.....	1,764,737	
04 EXTERIOR CLOSURE	1,435,139	
05 ROOF SYSTEMS	259,559	
06 INTERIOR CONSTRUCTION	1,033,051	
07 CONVEYING SYSTEMS	102,810	
08 MECHANICAL.....	1,828,347	
09 ELECTRICAL	838,515	
10 EQUIPMENT	186,456	
11 SPECIAL CONSTRUCTION	<u>69,403</u>	
Subtotal:.....	\$8,745,606	
 12 GENERAL REQUIREMENTS.....	 3,203,145	
Subtotal:	\$11,948,751	
 13 CONTINGENCIES.....	 <u>2,678,717</u>	
Total Estimated Construction Cost (2011):	\$14,627,468	
 INDIRECT COSTS (% of construction cost)		
FF&E		
Design Fees		
Site Investigation & Survey		
Construction Management		
In-House Construction Management		
Owner's Administration		
Legal/Counseling		
Financing		
Art Work		
Subtotal:	29.0%	\$18,869,434
 PROJECT CONTINGENCY	 10.0%	 <u>1,886,943</u>
Total Estimated Project Cost (2011):		\$20,756,377